

2018-014348

Klamath County, Oregon



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11/28/2018 03:15:54 PM

Fee: \$87.00

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601

Returned at Counter

AFTER RECORDING, RETURN TO:

Vard and Marla Miller, Trustees

2810 Front Street

Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Vard and Marla Miller, Trustees

2810 Front Street

Klamath Falls, OR 97601

WARRANTY DEED

Vard R. Miller and Marla R. Miller, "Grantor," hereby conveys, grants, sells and warrants, to Vard R. Miller and Marla R. Miller, as Trustees of the *Vard and Marla Miller Joint Revocable Living Trust* under agreement dated November 27, 2018, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

Subject to: all those items of record and those apparent upon the land, if any, as of the date of this deed, and those shown below, if any;

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


VARD R. MILLER


MARLA R. MILLER

STATE OF OREGON

)
) ss.

County of Klamath

The foregoing instrument was acknowledged before me this 27th day of November, 2018 by Vard R. Miller and Marla R. Miller.



Notary Public for Oregon
My Commission Expires: February 15, 2022



Exhibit A

LEGAL DESCRIPTION

Lots 13, 14 and 15 in Block 5 of SHIPPINGTON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH that portion of vacated Front Street which inurred thereto.